

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters  
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September 30, 1999

Mr. Jerry Levendusky  
Coin Appliances, Inc.  
6580 North 40th Street  
Milwaukee, WI 53209

Subject: Case Closure for Coin Appliances, Inc., 6580 North 40th Street, Milwaukee, WI  
FID: 241571440, BRRTS: 03-41-002683.

Dear Mr. Levendusky:

This letter acknowledges the receipt of the groundwater use restriction for the above-named site by Cooper Environmental in their submittal dated September 23, 1999. Based on the investigation and remedial documentation provided to the department, it appears that the above-named site is in compliance with the requirements of Chs. NR 700 to 724, Wis. Admin. Code. Therefore, the department considers the case closed and tracked as such, having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to S. NR 726.09, Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment programs assistant Brenda Brown (263-8680) at the above address.

Sincerely,

John J. Hnat  
Hydrogeologist  
Remediation and Redevelopment

C: Christian Mielke, Cooper Environmental  
WDNR SER Files

REEL 4600 IMAGE 460

NATURAL ATTENUATION GROUNDWATER USE  
RESTRICTION

Document Number

Document Title

7769400

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 8:18 AM

07-08-1999

460 to  
463

REEL 4600 IMAGE

INCL

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 16.00

Recording Area

Name and Return Address

COIN Appliances  
6580 N. 40<sup>th</sup> St  
MILW. WI. 53209 ✓

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, §9.517. WRDA 2/96

EXHIBIT A

That part of the Southwest One-quarter (1/4) of Section 24 in Township 8 North, Range 21 East, in the City of Milwaukee, bounded and described as follows: Commencing at a point 1002 feet East of the West line and 1220.88 feet North of the South line of said One-quarter section; thence East parallel to the South line of said One-quarter section 453 feet to a point in the West line of Chicago & North Western Railway; thence Northerly along said railroad 139.70 feet to a point; thence West parallel to the South line of said One-quarter section 401 feet to a point; thence South parallel to the West line of said One-quarter section 130.48 feet to the place of beginning, except the West 30 feet thereof.

JUN 28 1999

Document No	Groundwater Use Restriction	
<p>Document Title</p> <p><b>NATURAL ATTENUATION GROUNDWATER USE RESTRICTION</b></p> <p>WHEREAS, Coin Appliance, Inc., a Wisconsin corporation ("Owners") hereby imposes the following restrictions on Owners' property which is described on the attached Exhibit A ("Property").</p>		
<p>STATE OF WISCONSIN )</p> <p>COUNTY OF MILWAUKEE )</p> <p>SS</p>		<p>Recording Area</p> <p>Name and Return Address</p> <p>Mr. Jerome L. Levendusky Coin Appliance, Inc., a Wisconsin corporation 6580 North 40<sup>th</sup> Street Milwaukee, Wisconsin 53209</p>
<p>137-9980-9</p> <p>Parcel Identification Number (PIN)</p>		
<p>WHEREAS, one or more petroleum product discharges have occurred at this property. The groundwater on a portion of the Property has been found to be contaminated with benzene and trichloroethene in excess of NR 140 groundwater Enforcement Standards (ES) at locations illustrated on Exhibit B at; benzene concentration of 13 µg/l at monitoring well, MW01R; trichloroethene concentration of 7 µg/l at monitoring well, MW02R. The groundwater on a portion of the Property has been found to be contaminated with tetrachloroethene in excess of NR 140 groundwater Preventive Action Limit (PAL) at locations illustrated on Exhibit B at; tetrachloroethene concentration of 4.2 µg/l at monitoring well, MW02R.</p>		
<p>WHEREAS, it is the desire and intention of the Property owners to impose on the Property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the Property at the present time.</p>		
<p><i>WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this Property.</i></p>		
<p>WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.</p>		
<p>NOW THEREFORE, the owner hereby declares that the Property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:</p>		
<p><b>Anyone who proposes to construct or reconstruct a well on this Property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable prior to constructing or reconstructing a well on this Property. No well may be constructed or reconstructed on this property unless applicable requirements are met.</b></p>		
<p>This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.</p>		
<p>Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.</p>		
<p>IN WITNESS WHEREOF, the owner has executed this Declaration of Restrictions, this <u>26</u> day of (month) <u>6</u>, (year) <u>1999</u></p>		
<p>By signing this document, Mr. Jerome L. Levendusky acknowledges that he is duly authorized to sign this document on behalf of Coin Appliance, Inc., a Wisconsin corporation.</p>		
<p><i>Jerome Levendusky</i> Mr. Jerome Levendusky Owner</p>		
<p>Subscribed and Sworn to before me this <u>29th</u> day of (month) <u>June</u>, (year) <u>1999</u></p>		
<p><i>Roger C. M. [Signature]</i> Notary Public, Wisconsin My Commission: <u>April 30, 2000</u></p>		
<p>Drafted by: Mr. David M. Lennon, E.I.T. Cooper Environmental and Engineering Resources, Inc. 1411 North Main Street West Bend, Wisconsin 53090</p>		

North 40th Street

sidewalk

grass

underground telephone line

underground gas line

former 10,000 gallon gasoline UST

SB14/  
MW01

10

100

SB03

SB02

SB05

SB07

SB16

SB22

SB01

SB08

asphalt

area

SB20/  
MW05  
(4.2)

grass  
area

former dispenser island

SB11

SB25/  
MW02R  
(ND)

SB06

SB15/  
MW02

SB13

SB12

former 3,000 gallon diesel UST

asphalt

area

SB18/  
MW03  
(ND)

overhead electric line

power pole  
(typical)

Coin Appliances  
Building

storage  
shed

fence

SB23

concrete  
loading  
dock

Cliff Bergen  
Warehouse



Figure 5-1

**INTERPRETED TOTAL PVOC  
ISOCONCENTRATION IN SHALLOW  
GROUNDWATER ( 10/30/96 )**

**Coin Appliances, Inc.  
6580 N. 40th Street  
Milwaukee, WI**

SB17 ⊕ - soil boring location and I.D.

SB20/  
MW05 ⊕ - soil boring/monitoring well location and I.D.  
(4.2) - Total PVOC groundwater concentration  
in ug/l (10/30/96)

(ND) - not detected above laboratory detection limits

100 - interpreted PVOC groundwater  
contour line (10/30/96)

Total PVOCs = Petroleum Volatile Organic Compounds (ug/l)

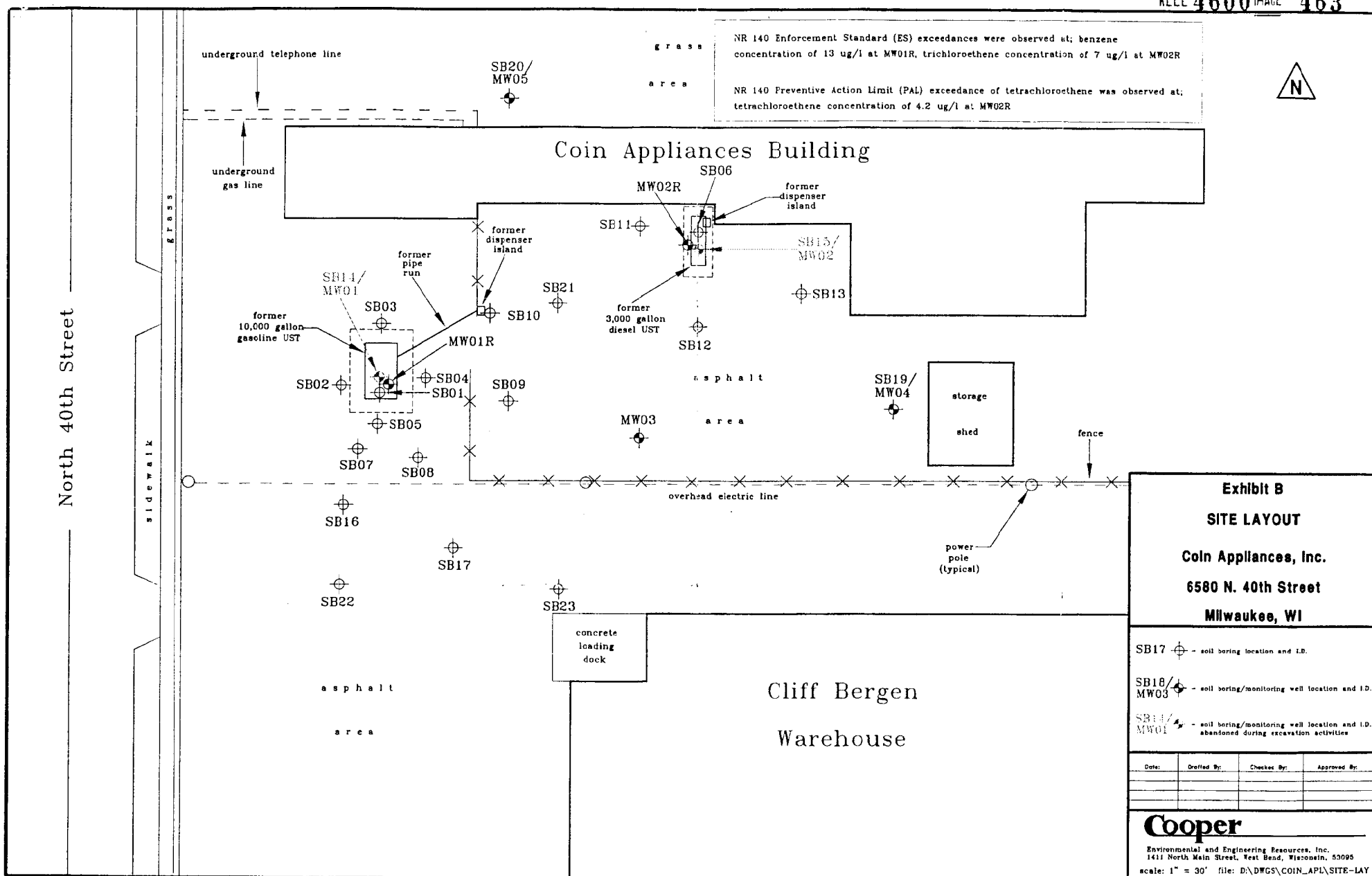
ug/l = micrograms per liter or parts per billion

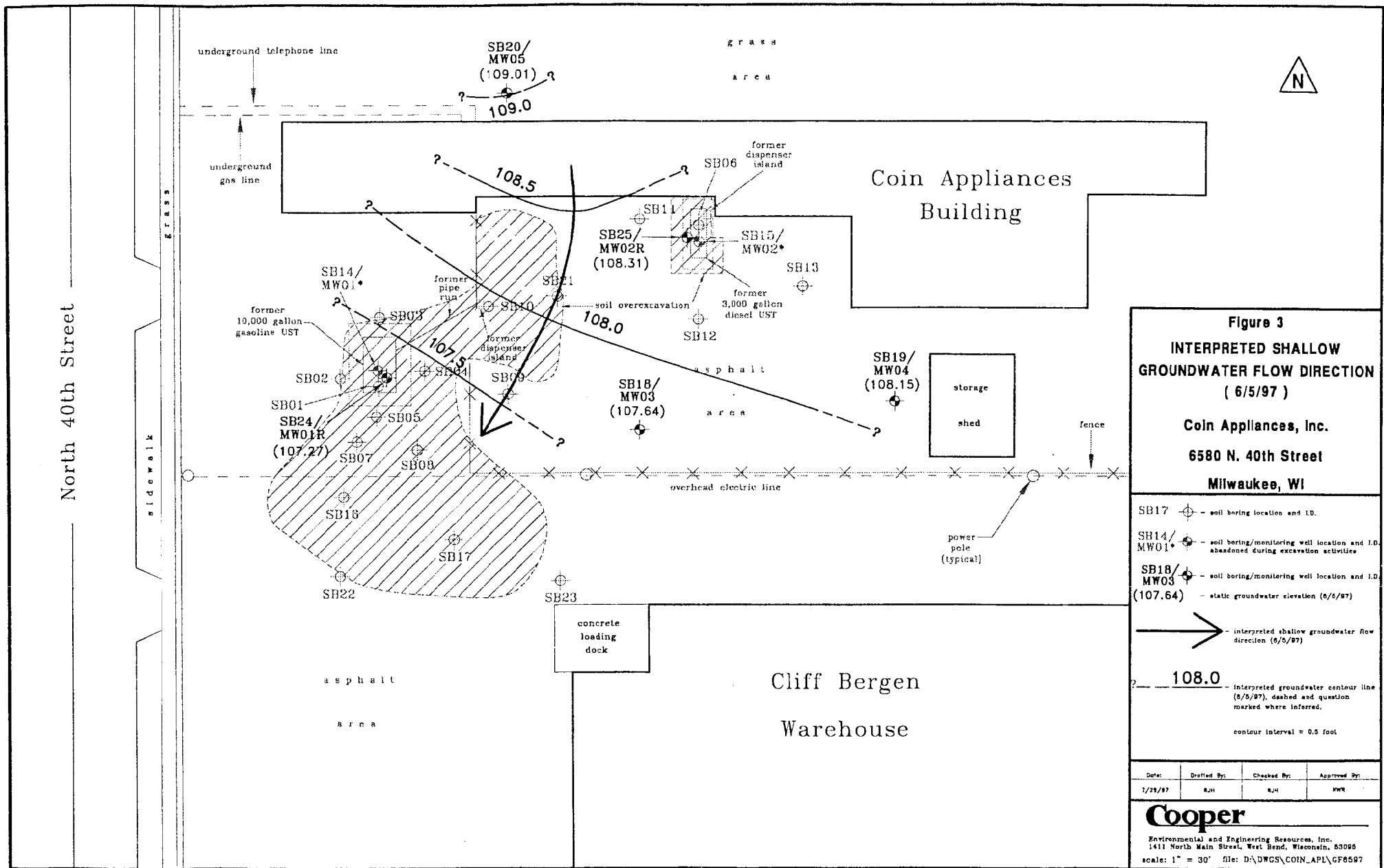
SB14/  
MW01 ⊕ - soil boring/monitoring well location and I.D.  
abandoned during excavation activities

Date:	Drafted by:	Checked by:	Approved by:
1/7/97	PPF	DML	KW

**Cooper**

Environmental and Engineering Resources, Inc.  
1411 North Main Street, West Bend, Wisconsin 53095





**Figure 3**  
**INTERPRETED SHALLOW GROUNDWATER FLOW DIRECTION**  
 ( 6/5/97 )

**Coin Appliances, Inc.**  
 6580 N. 40th Street  
 Milwaukee, WI

SB17 - soil boring location and I.D.  
 SB14/MW01\* - soil boring/monitoring well location and I.D. abandoned during excavation activities  
 SB18/MW03 - soil boring/monitoring well location and I.D.  
 (107.64) - static groundwater elevation (6/5/97)

→ - interpreted shallow groundwater flow direction (6/5/97)

108.0 - interpreted groundwater contour line (6/5/97), dashed and question marked where inferred.  
 contour interval = 0.5 foot

Date:	Drafted By:	Checked By:	Approved By:
7/24/97	RJM	RJM	RWR

**Cooper**  
 Environmental and Engineering Resources, Inc.  
 1411 North Main Street, West Bend, Wisconsin, 53095  
 scale: 1" = 30' file: D:\DWGS\COIN\_APL\CF6597

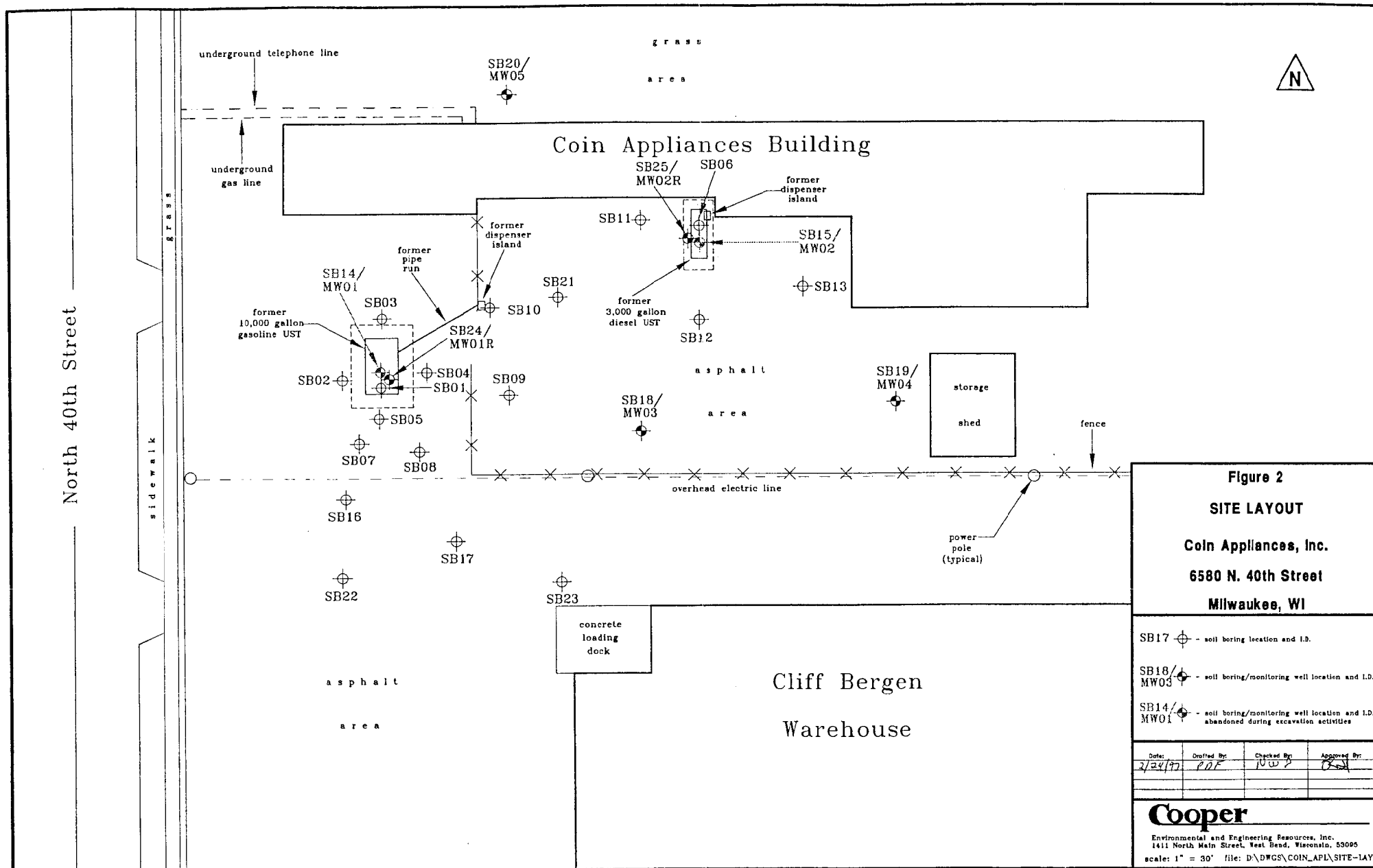




Table 2  
Groundwater Quality Analytical Results - MW01 / MW01R  
Coin Appliances, Inc.  
6580 North 40th Street  
Milwaukee, Wisconsin

Location Parameter (ug/l)	MW01 / MW01R								NR 140.10 Groundwater Quality Standards	
	10/06/95	10/30/96	02/03/97	06/05/97	03/02/98	06/10/98	09/04/98	12/18/98	ES (ug/l)	PAL (ug/l)
Benzene	ND(<0.6)	<b>16</b>	<b>6.4</b>	<b>1.2</b>	<b>0.7</b>	<b>0.88</b>	0.47 *	<b>13</b>	5	0.5
Ethyl Benzene	ND(<1.0)	33	12	1.1	1.2	3.6	ND(<0.32)	30	700	140
Methyl-tert-Butyl Ether	ND(<1.0)	ND(<1.0)	0.4 *	ND(<0.53)	ND(<0.30)	ND(<0.32)	ND(<0.32)	ND(<0.32)	60	12
Toluene	ND(<1.0)	2.9	0.6 *	1.4	1.6	1.9	0.96	1.5	343	68.6
Trimethylbenzenes	ND	26.3	8.4	2.62	2.4	9.9	2.62	45.4	480	96
Total xylenes	ND	50.9	10.5	2.23	5.3	10.8	1.91 *	52.8	620	124
Acetone	--	--	--	--	<b>440</b>	<b>340</b>	58	15	1000	200
2-Butanone	--	--	--	--	27.0	ND(<0.89)	5.9	6.4	460	90
Chloroethane	--	--	--	--	ND(<0.70)	ND(<0.54)	ND(<0.54)	6.6	400	80
1,1-Dichloroethane	--	--	--	--	ND(<0.20)	2	0.65 *	9.8	850	85
1,2-Dichloroethane	--	--	--	--	ND(<0.20)	ND(<0.37)	ND(<0.37)	<b>1.9</b>	5	0.5
1,2-Dichlorobenzene	--	--	--	--	ND(<0.10)	ND(<0.25)	ND(<0.25)	ND(<0.25)	600	60
1,3-Dichlorobenzene	--	--	--	--	ND(<0.10)	ND(<0.34)	ND(<0.34)	ND(<0.34)	1250	125
1,4-Dichlorobenzene	--	--	--	--	0.3	ND(<0.30)	ND(<0.30)	0.50 *	75	15
1,2,4-Trichlorobenzene	--	--	--	--	ND(<0.20)	ND(<0.27)	ND(<0.27)	ND(<0.27)	70	14
cis-1,2-Dichloroethene	--	--	--	--	ND(<0.20)	ND(<0.28)	ND(<0.28)	ND(<0.28)	70	7
trans-1,2-Dichloroethene	--	--	--	--	ND(<0.20)	ND(<0.79)	ND(<0.79)	ND(<0.79)	100	20
Methylene Chloride	--	--	--	--	ND(<0.40)	ND(<0.36)	ND(<0.36)	ND(<0.36)	5	0.5
Naphthalene	--	--	--	--	3.0	5.5	1.6	<b>10</b>	40	8
Fluorotrichloromethane	--	--	--	--	2.2	2.2	2.3	0.29	3490	698
Tetrachloroethene	--	--	--	ND(<0.27)	0.3 *	ND(<0.43)	ND(<0.43)	ND(<0.43)	5	0.5
1,1,1-Trichloroethane	--	--	--	--	1.9	3.1	3.7	1.1	200	40
Trichloroethene	--	--	--	ND(<0.20)	ND(<0.20)	ND(<0.37)	ND(<0.37)	ND(<0.37)	5	0.5

Note: MW01 and MW02 were abandoned during soil remediation activities and subsequently replaced with MW01R and MW02R, respectively.

cagwana0199:mw01R

ug/l = micrograms per liter

-- = indicated parameter not tested

ND = no detection (detection limit in parenthesis where applicable)

na = not applicable

NR 140.10 groundwater quality standards, October 1996. ES = Enforcement Standard, PAL = Preventive Action Limit

VOC = Volatile Organic Compounds; PVOC = Petroleum Volatile Organic Compounds

\* = indicates the results are qualified due to the uncertainty of the parameter concentrations between the LOD and LOQ

**bold and shaded values indicate ES exceedances**

**bold values indicate PAL exceedances**

Table 2 (cont.)  
Groundwater Quality Analytical Results - MW02 / MW02R  
Coin Appliances, Inc.  
6580 North 40th Street  
Milwaukee, Wisconsin

Location Parameter (ug/l)	MW02/MW02R								NR 140.10 Groundwater Quality Standards	
	10/06/95	10/30/96	02/03/97	06/05/97	03/02/98	06/10/98	09/04/98	12/18/98	ES (ug/l)	PAL (ug/l)
Benzene	ND(<0.6)	ND(<0.6)	0.5	ND(<0.41)	0.1 *	ND(<0.27)	ND(<0.27)	ND(<0.27)	5	0.5
Ethyl Benzene	ND(<1.0)	ND(<1.0)	ND(<0.2)	ND(<0.23)	ND(<0.10)	ND(<0.32)	ND(<0.32)	ND(<0.32)	700	140
Methyl-tert-Butyl Ether	ND(<1.0)	ND(<1.0)	ND(<0.5)	ND(<0.53)	ND(<0.30)	ND(<0.32)	ND(<0.32)	ND(<0.32)	60	12
Toluene	ND(<1.0)	ND(<1.0)	ND(<0.3)	ND(<0.28)	0.5 *	0.35	ND(<0.27)	ND(<0.27)	343	68.6
Trimethylbenzenes	ND	ND	ND	ND	ND	ND	ND	ND	480	96
Total xylenes	ND	3.4	ND	ND(<0.79)	ND	ND	ND	ND	620	124
Acetone	--	--	--	--	10 *	19	2.4	3.9	1000	200
2-Butanone	--	--	--	--	ND(<3.3)	ND(<0.89)	ND(<0.89)	ND(<0.89)	460	90
Chloroethane	--	--	--	--	ND(<0.70)	ND(<0.54)	ND(<0.54)	ND(<0.54)	400	80
1,1-Dichloroethane	--	--	--	--	ND(<0.20)	ND(<0.35)	ND(<0.35)	ND(<0.35)	850	85
1,2-Dichloroethane	--	--	--	--	ND(<0.20)	ND(<0.37)	ND(<0.37)	ND(<0.37)	5	0.5
1,2-Dichlorobenzene	--	--	--	--	ND(<0.10)	ND(<0.25)	ND(<0.25)	ND(<0.25)	600	60
1,3-Dichlorobenzene	--	--	--	--	ND(<0.10)	ND(<0.34)	ND(<0.34)	ND(<0.34)	1250	125
1,4-Dichlorobenzene	--	--	--	--	0.3	ND(<0.30)	ND(<0.30)	0.38 *	75	15
1,2,4-Trichlorobenzene	--	--	--	--	ND(<0.20)	ND(<0.27)	ND(<0.27)	ND(<0.27)	70	14
cis-1,2-Dichloroethene	--	--	--	--	<b>8.4</b>	4.3	3	2.3	70	7
trans-1,2-Dichloroethene	--	--	--	--	1.4	0.86	ND(<0.79)	ND(<0.79)	100	20
Methylene Chloride	--	--	--	--	ND(<0.40)	0.4	ND(<0.36)	ND(<0.36)	5	0.5
Naphthalene	--	--	--	--	0.5	0.91	ND(<0.35)	ND(<0.35)	40	8
Fluorotrichloromethane	--	--	--	--	ND(<0.60)	0.33	ND(<0.28)	ND(<0.28)	3490	698
Tetrachloroethene	--	--	--	4.7	<b>2.9</b>	<b>5.4</b>	<b>12</b>	<b>4.2</b>	5	0.5
1,1,1-Trichloroethane	--	--	--	--	2.2	0.88	2.8	4.8	200	40
Trichloroethene	--	--	--	<b>5.6</b>	<b>14</b>	<b>9.8</b>	<b>11</b>	<b>7</b>	5	0.5

Note: MW01 and MW02 were abandoned during soil remediation activities and subsequently replaced with MW01R and MW02R, respectively.

cagwana0199:mw02R

ug/l = micrograms per liter

-- = indicated parameter not tested

ND = no detection (detection limit in parenthesis where applicable)

na = not applicable

NR 140.10 groundwater quality standards, October 1996. ES = Enforcement Standard, PAL = Preventive Action Limit

VOC = Volatile Organic Compounds; PVOC = Petroleum Volatile Organic Compounds

\* = indicates the results are qualified due to the uncertainty of the parameter concentrations between the LOD and LOQ

**bold and shaded values indicate ES exceedances**

**bold values indicate PAL exceedances**

Table 2 (cont.)  
Groundwater Quality Analytical Results - MW03  
Coin Appliances, Inc.  
6580 North 40th Street  
Milwaukee, Wisconsin

Location Parameter (ug/l)	MW03								NR 140.10 Groundwater Quality Standards	
	10/06/95	10/30/96	02/03/97	06/05/97	03/02/98	06/10/98	09/04/98	12/18/98	ES (ug/l)	PAL (ug/l)
Benzene	ND(<0.6)	ND(<0.6)	ND(<0.2)	ND(<0.41)	0.4	ND(<0.54)	<b>0.68 *</b>	0.56 *	5	0.5
Ethyl Benzene	ND(<1.0)	ND(<1.0)	ND(<0.3)	ND(<0.23)	1	ND(<0.64)	ND(<0.64)	0.35 *	700	140
Methyl-tert-Butyl Ether	ND(<1.0)	ND(<1.0)	ND(<0.2)	ND(<0.53)	ND(<0.30)	ND(<0.64)	ND(<0.64)	ND(<0.32)	60	12
Toluene	ND(<1.0)	ND(<1.0)	ND(<0.4)	1.2	1.3	1.6	1.6	1.5	343	68.6
Trimethylbenzenes	ND	ND	ND	ND	0.2 *	ND	ND	0.23	480	96
Total xylenes	ND	ND	ND	ND	3	ND	ND	1.07 *	620	124
Acetone	--	--	--	--	130	<b>230</b>	<b>280</b>	51	1000	200
2-Butanone	--	--	--	--	15	35	43	5.5	460	90
Chloroethane	--	--	--	--	ND(<0.70)	ND(<1.1)	ND(<1.1)	ND(<0.54)	400	80
1,1-Dichloroethane	--	--	--	--	ND(<0.20)	0.86	0.70 *	0.39 *	850	85
1,2-Dichloroethane	--	--	--	--	ND(<0.20)	ND(<0.74)	ND(<0.74)	ND(<0.37)	5	0.5
1,2-Dichlorobenzene	--	--	--	--	0.4	ND(<0.50)	ND(<0.50)	ND(<0.25)	600	60
1,3-Dichlorobenzene	--	--	--	--	0.1 *	ND(<0.68)	ND(<0.68)	ND(<0.34)	1250	125
1,4-Dichlorobenzene	--	--	--	--	0.4	ND(<0.60)	ND(<0.60)	0.38 *	75	15
1,2,4-Trichlorobenzene	--	--	--	--	0.5 *	ND(<0.54)	ND(<0.54)	ND(<0.27)	70	14
cis-1,2-Dichloroethene	--	--	--	--	ND(<0.20)	ND(<0.56)	ND(<0.56)	ND(<0.28)	70	7
trans-1,2-Dichloroethene	--	--	--	--	ND(<0.20)	ND(<1.6)	ND(<1.6)	ND(<0.79)	100	20
Methylene Chloride	--	--	--	--	ND(<0.40)	ND(<0.72)	<b>1.3</b>	ND(<0.36)	5	0.5
Naphthalene	--	--	--	--	1.1	ND(<0.70)	1.7	1.7	40	8
Fluorotrichloromethane	--	--	--	--	ND(<0.60)	ND(<0.56)	ND(<0.56)	ND(<0.28)	3490	698
Tetrachloroethene	--	--	--	ND(<0.27)	0.3 *	ND(<0.86)	ND(<0.86)	ND(<0.43)	5	0.5
1,1,1-Trichloroethane	--	--	--	--	ND(<1.0)	ND(<0.60)	ND(<0.60)	ND(<0.30)	200	40
Trichloroethene	--	--	--	0.46 *	0.4 *	ND(<0.74)	ND(<0.74)	ND(<0.37)	5	0.5

Note: MW01 and MW02 were abandoned during soil remediation activities and subsequently replaced with MW01R and MW02R, respectively.

cagwana0199:mw03

ug/l = micrograms per liter

-- = indicated parameter not tested

ND = no detection (detection limit in parenthesis where applicable)

na = not applicable

NR 140.10 groundwater quality standards, October 1996. ES = Enforcement Standard, PAL = Preventive Action Limit

VOC = Volatile Organic Compounds; PVOC = Petroleum Volatile Organic Compounds

\* = indicates the results are qualified due to the uncertainty of the parameter concentrations between the LOD and LOQ

**bold values indicate PAL exceedances**